102.0	0005	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	598,800 / 598,800
					USE VALUE:	598,800 / 598,800
					ASSESSED:	598,800 / 598,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		TERESA CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CUTLER GEORGE V & SHERRIE
Owner 2:	
Owner 3:	
Street 1:	7 TERESA CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CUTLER GEORGE V -
Owner 2:	-
Street 1:	4 TERESA CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Clapboard Exterior and 1512 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6013.000	177,600	900	420,300	598,800
Total Card	0.138	177,600	900	420,300	598,800
Total Parcel	0.138	177,600	900	420,300	598,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.03 | /Parcel: 396.03

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 66092

GIS Ref

GIS Ref

Insp Date 10/30/18

!8186!

PREVIOUS ASSESSMENT

Parcel ID 102.0-0005-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	177,600	900	6,013.	420,300	598,800		Year end	12/23/2021
2021	101	FV	171,100	900	6,013.	420,300	592,300		Year End Roll	12/10/2020
2020	101	FV	171,100	900	6,013.	420,300	592,300	592,300	Year End Roll	12/18/2019
2019	101	FV	157,800	0	6,013.	426,300	584,100	584,100	Year End Roll	1/3/2019
2018	101	FV	157,800	0	6,013.	318,200	476,000	476,000	Year End Roll	12/20/2017
2017	101	FV	157,800	0	6,013.	288,200	446,000	446,000	Year End Roll	1/3/2017
2016	101	FV	157,800	0	6,013.	276,200	434,000	434,000	Year End	1/4/2016
2015	101	FV	157,000	0	6,013.	234,200	391,200	391,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:53:08

LAST REV

Date	Time
09/09/19	08:54:42
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8186

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUTLER GEORGE V	71775-54	1	10/22/2018	Convenience	1	No	No		
CUTLER GEORGE V	59633-104		7/30/2012	Convenience	1	No	No		
CUTLER GEORGE V	58411-391		2/2/2012	Convenience	1	No	No		
SAIA ROBERT J/E	27980-426		12/16/1997		187,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS&NOTICE	BS	Barbara S
1/24/2009	Meas/Inspect	336	PATRIOT
10/22/1999	Meas/Inspect	264	PATRIOT
7/29/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	66092
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6013		Sq. Ft.	Site		0	70.	1.00	5									420,274						420,300	

Total AC/HA:	0.13804	Total SF/SM:	6013	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,274	Spl Credit		Total:	420,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	64300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	257428
Depreciation:	79803
Depreciated Total:	177626

COMMENTS

bsmt sink.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

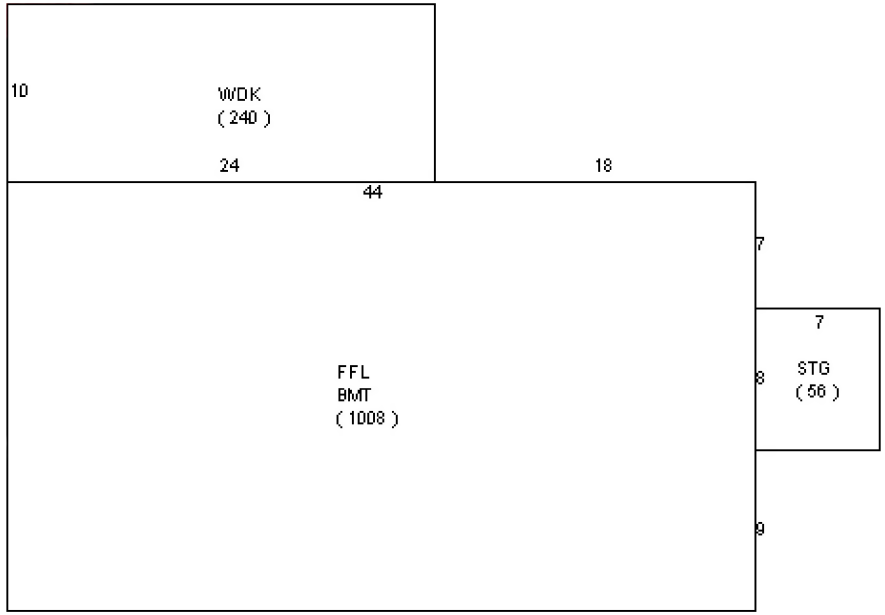
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	76.82
Final Total:	177600	Val/Su SzAd	176.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	53.660	54,086
FFL	First Floor	1,008	134.990	136,066
WDK	Deck	240	10.170	2,440
STG	Storage	56	9.570	536

Net Sketched Area:	2,312			Total:	193,128
Size Ad	1008	Gross Area	2312	FinArea	1512

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0005-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2002	0.00	T	13.6	101						
19	Patio	D	Y	1	14X19	A	AV	2005	3.66	T	11.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:	Total: 900